

## Members' Library Service Request Form

Date of Document	05/10/16
Originator	Gary Miller
Originator's Ref (if any)	GM/CC
Document Title	Proposed Demolition of Fa'side Lodge, Tranent

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Additional information:

Authorised By	Douglas Proudfoot
Designation	Head of Development
Date	17/10/16

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**REPORT TO:** MEMBERS' LIBRARY SERVICE

**MEETING DATE:** -

**BY:** Depute Chief Executive – Partnerships and Community Services

**SUBJECT:** Proposed Demolition of Fa'side Lodge, Tranent

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## **1 PURPOSE**

- 1.1 To note the decision to award the contract for the Proposed Demolition of Fa'side Lodge, Tranent to Messrs Daltons Demolition Ltd.

## **2 RECOMMENDATIONS**

- 2.1 Cabinet is asked to note the decision of the Head of Development in consultation with the Head of council Resources and Head of Communities and Partnerships to accept Messrs Daltons Demolition Ltd's tender amounting to £41,775.70 after checking for the Proposed Demolition of Fa'side Lodge, Tranent and noting that it is open for consideration until 8<sup>th</sup> December 2016.

## **3 BACKGROUND**

- 3.1 Fa'side Lodge was used as an Older Persons residential home until its closure in October 2014 when the residents moved to the new Crookston facility in Tranent.

The site on which the Lodge stands has been identified as suitable for the development of new build Council housing to meet local housing need. Therefore the site was transferred from the General Services Account to the Housing Revenue Account in March 2015. Following this transfer, extensive asbestos removal works were carried out. The Lodge building therefore now needs to be demolished to make way for the proposed housing development

On completion of the demolition works the Council will procure and commission, under separate contract, detailed site investigation surveys to determine the site's ground conditions ahead of the housing development. This will be followed by a contract of landscaping works which is required as part of the Planning Conditions. It is expected that the construction of the new housing will start in late 2017 or early 2018.

The Council have undertaken a competitive tendering exercise to procure a specialist demolition contractor to demolish the lodge and clear the site for the proposed site investigations and housing development works.

3.1.1 Tender documents were issued, via the Public Contract Scotland Quick Quotes facility, to five Specialist Demolition Contractors. Only four of the five invited contractors submitted an offer with J.C.J. Demolitions Ltd declining the invitation. The following offers were duly received, all being subjected to detailed checks resulting in the Tender Amounts indicated below:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Daltons Demolition Ltd Edinburgh	£41,775.70	£41,775.70	£41,775.70
2	R.M. Brown Demolitions Ltd Tranent	£49,863.00	£49,863.00	
3	Chamic Industrial Services Edinburgh	£90,400.00	£90,400.00	
4	Forth Demolition Ltd Bilston	£92,876.00	£92,876.00	
5	J.C.J. Demolitions Glasgow	Declined		

3.2 As indicated at 3.2 Messrs Daltons Demolition Ltd's tender amounting to £41,775.70 after detailed checking remains the lowest of the offers submitted and has been competitively priced throughout.

3.3 Messrs Dalton Demolition Ltd have indicated that they will not employ any sub-contractors for this contract.

3.4 The Contract is prepared on a firm price basis in terms of the Scottish Building Contractor Minor Works Building Contract for use in Scotland 2011 Edition (MW/Scot2011) incorporating Amendment 1 issued by the Scottish Building Contract Committee and the Contractor has undertaken to carry out the works within 6 weeks from the date of commencement.

#### **4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)**

- 4.1 Messrs Daltons Demolition Ltd have been made aware of the Council's CBIP requirements. The Council's Community Benefits Co-ordinator will contact the contractor to agree a suitable level of CBIP for this contract.

#### **5 POLICY IMPLICATIONS**

- 5.1 None.

#### **6 INTEGRATED IMPACT ASSESSMENT**

- 5.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy

#### **7 RESOURCE IMPLICATIONS**

- 7.1 Financial – Together with the addition of external consultant Structural Engineer and Principal Designer Fees, the total project expenditure on the demolition works will not exceed £43,611.00 and has been approved by the Head of Council Resources.

Dalton Demolition Tender	£41,775.70
Structural Engineer Fee	£500.00
Principal Designer Fee	<u>£1,335.00</u>
	<u>£43,610.70</u>

The cost of the project will be met from the Council's approved budget for HRA New Build Housing Programme.

The whole of the expenditure will be in this financial year

- 7.2 Personnel - None.

- 7.3 Other – None.

#### **8 BACKGROUND PAPERS**

- 8.1 Member's Library Report dated 26<sup>th</sup> March 2015 for the transfer of the site from the General Services Account to the Housing Revenue Account.

<b>AUTHOR'S NAME</b>	Douglas Proudfoot
<b>DESIGNATION</b>	Head of Development
<b>CONTACT INFO</b>	Gary Miller – Ext 7269
<b>DATE</b>	5 October 2016